



Robin Hill Cottage

Hougues Magues Lane, St Sampsons, GY2 4UR

£1,575,000

Local Market | Sole Agent



swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Recently renovated detached family home
Granite cottage with a new extension to the side
Surrounded by greenery and sitting on a good sized plot
Stand alone garage with versatile room above
Stunning finish in every room
Four bedrooms and four bathrooms

















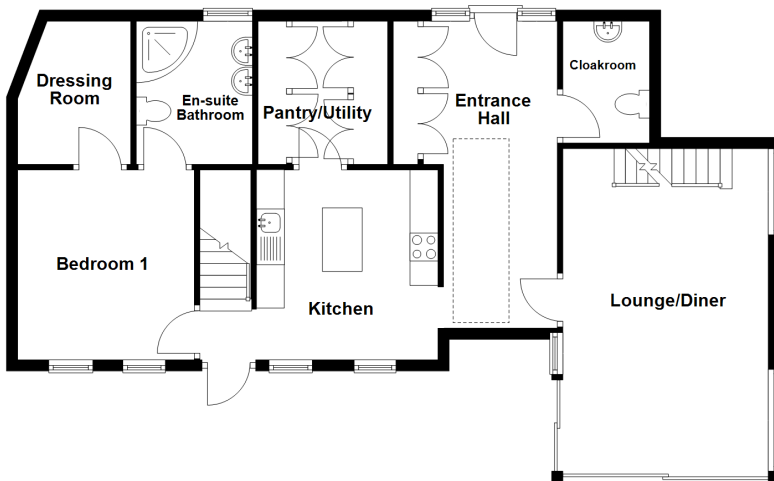


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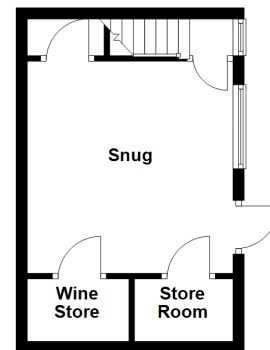
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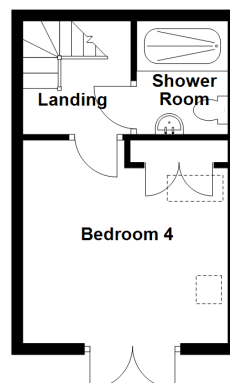
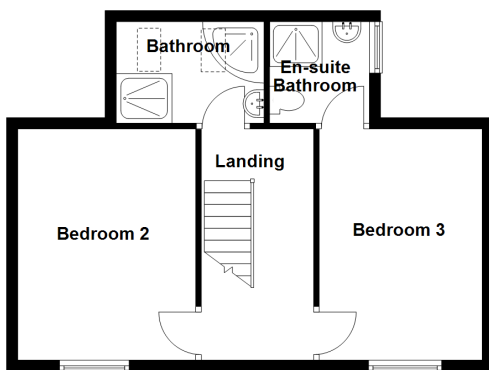
Ground Floor



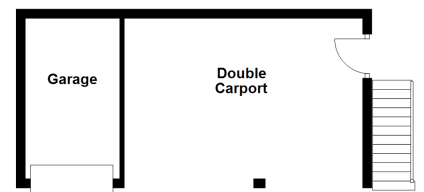
Lower Ground Floor



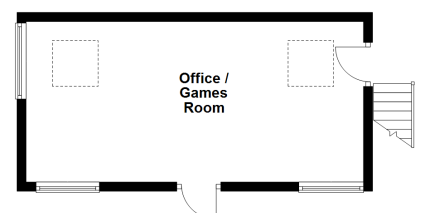
First Floor



Garage Ground Floor



Garage First Floor



About Robin Hill Cottage

Robin Hill Cottage is a stunning, detached four bedroom property that has been renovated throughout by the current owners providing a rare opportunity to acquire a truly unique family home. Historically a granite cottage with a packing shed to the side, the owners have transformed this home both inside and out and connected the old and the new part with an impressive glass walkway giving the perfect layout for modern living. The accommodation comprises of an entrance hall/boot room, separate WC, a triple aspect living room with bespoke panelling and sliding aluminium doors giving access to the patio, kitchen with separate pantry and utility room and the master bedroom with dressing room and an en-suite. Upstairs, and in two separate parts of the property, there are three bedrooms and three bathrooms giving a fantastic balance of accommodation. On the lower ground level is a snug/library which has fitted carpentry and more detailed panelling and fitted storage. There is also direct access to the garden from this level. Outside the property sits well on a good-sized plot that is surrounded by greenery and trees. The south facing patio gets sun all day and overlooks all of the private garden which has plenty of mature trees, an area of raised beds and plenty of space to entertain and enjoy the grounds. An additional bonus is a detached garage that has part an enclosed garage, the rest a double carport and an external staircase leading to an office or playroom above. Internal viewing is highly recommended to appreciate the quality of finish in every room of this very special home.

ACCOMMODATION COMPRISING

Entrance Hall/Boot Room

14'10" x 9'8" (4.52m x 2.95m)
Bespoke local joinery work. Built in storage cupboards. To the left of the room is a downstairs cloakroom.

Cloakroom/Separate WC

6'10" x 4'1" (2.08m x 1.24m)
Fitted with a Duravit WC and wash hand basin.

Hallway

15'9" x 4'8" (4.8m x 1.42m)
Glass walkway connecting the old and the new of the property. Bespoke woodwork panelling.

Living/Dining Room

23'8" x 16'4" (7.21m x 4.98m)
A triple aspect room fitted with bespoke wooden panelling and surrounded by aluminium sliding doors providing access to the patio. Wooden flooring as laid. Bright and airy living room, perfect for entertaining.

Kitchen

16'8" x 14'7" (5.08m x 4.45m)
deVOL kitchen fitted with a range of wooden wall and base units with a mixture of wooden and stone work surfaces. Incorporating a copper sink. Tiled splash backs. Free standing butcher's block island, exposed shelving, door to patio.

Pantry

10'10" x 3'5" (3.3m x 1.04m)
Fitted bespoke cupboards, Grant oil fired boiler.

Bedroom 1

16'8" x 11'10" (5.08m x 3.6m)
Wooden flooring as laid and wooden bespoke panelling. Two wooden windows with roman blinds providing views over the garden.

Dressing Room

9'10" (2.99) x 6'6" (1.97) (max) x 3'5" (1.04) (min)
Wooden flooring as laid, fully fitted dressing room.

Ensuite Bathroom

9'3" x 7'3" (2.82m x 2.2m)
Wooden panelling and an exposed brick wall. Fitted with a three piece suite, Neptune his and hers wash hand basin, WC and shower. Bespoke decorative cupboard. Underfloor heating.

LOWER GROUND

Snug

22'7" x 14'9" (6.88m x 4.5m)
Window with roman fitted blinds providing aspect over to the garden. Side door providing access to the garden. Bespoke joinery TV units fitted with storage space and book shelving. This versatile room could be used as a study, television room or further entertaining space.

Storage Room

7'7" x 7'3" (2.3m x 2.2m)
Currently used as a wine cellar with fitted shelving.

Storage Room

14'9" x 7'10" (4.5m x 2.4m)
Fitted storage.

FIRST FLOOR

Family Bathroom

10'1" x 9'2" (3.07m x 2.8m)
Two Velux windows. Fitted with a four piece suite of shower, jacuzzi style bath, wash hand basin set into vanity unit with storage below and mirrored cabinet over and WC. Loft access.

Bedroom 2

13'7" x 11'11" (4.14m x 3.63m)
Lovely dormer wooden windows providing aspect over the garden. Access to the loft. Door leading to the en-suite.

En-suite shower room

7'7" x 6'7" (2.3m x 2m)
Fitted with a three piece suite of WC, shower and wash hand basin set into vanity unit with storage below and a mirror with storage over. Eaves storage.

Bedroom 3

15'4" x 11'5" (4.67m x 3.48m)
Access to the loft. Two dormer windows providing aspect over the patio and garden.

Landing

14'1" x 5'9" (4.3m x 1.75m)
Loft access, fitted storage and a Velux window.

Bedroom 4

16'10" x 14'3" (5.13m x 4.34m)
Fantastic bright room with vaulted ceilings. Two Velux windows providing views over the garden and a Juliet balcony looking out onto mature trees. Bespoke fitted wardrobes and panelling. Wooden flooring. Bespoke wooden radiator covers.

Shower Room

6'11" x 5'11" (2.1m x 1.8m)
Fitted with a three piece suite of shower, WC and wash hand basin set into a mirrored vanity unit. Velux window providing aspect over the garden.

OUTSIDE

Front

Parking for five cars outside the front of the property. Around the side of the property there is further ample parking.

Rear

A larger garden surround by mature trees ensuring a very rural feel and providing privacy. The patio is perfect for entertaining and is surround by outdoor light fittings. Much of the garden is laid to lawn providing plenty of space for a growing family, there is a sunken trampoline and raised beds against the attractive granite wall. Two five bar gates provide access to the road from two sides and there is one pedestrian gate.

GARAGE

Accessed via barn doors, plenty of storage, concrete floor.

Carport

20'7" x 20'3" (6.27m x 6.17m)
Parking for up to three cars. Lighting and electric points.

FIRST FLOOR ABOVE CAR PORT

Office/Games Room

29'6" x 13'9" (9m x 4.2m)
Fantastic family games room or home office. Two dormer windows, three Velux windows and a window providing aspect over the garden. Versatile room with wooden flooring and bespoke panelling. Could be used for a plethora of activities or used a multi general living room. Electric radiators.

Appliances

La Canche electric range cooker with induction hob, Elica extractor fan, Meneghini icebox fridge and freezer, Miele dishwasher, integrated Miele coffee machine and integrated Miele microwave, Miele tumble dryer and Miele washing machine.

TRP: 456

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Cesspit drainage.

Construction: Granite and cavity construction. uPVC and wooden double glazed windows.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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